

October 9, 2007

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-34-410-021 thru 026

Re:

a. Rezone

To Whom It May Concern:

We respectfully submit this application for a Rezoning for the projects now known as "Solterra Lofts" and "Solterra Towers". This is a mixed use project containing ground floor commercial and condominium residences above the ground floor all along First Street between Gass and Hoover. All of the parking for this project will be located in a parking structure on site. These parcels are currently zoned C-M and are in the Downtown Centennial Plan. We are requesting that all parcels be re-zoned to C-2.

The owner desires to provide quality condominium housing within the downtown area of the city. This residential and commercial development will be an asset to the City of Las Vegas by helping to spur additional revitalization and reinforcing redevelopment in an area which has already begun a positive transformation.

We have made every attempt to follow the City of Las Vegas Title 19 as well as the Centennial Plan in the design and layout of this site. Please join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture



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11/29/07 PC